

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, SEPTEMBER 13, 2024

**Pursuant to §103-a of the New York State Public Officer’s Law and Local Law No. 3 of 2022, this public hearing of the Zoning Board of Appeals was held as a hybrid meeting in a combination of both in-person and videoconference (i.e. ZOOM).**

**Members present in person:** Chairman Stephen Farrell, Clarke Lewis, Bob Levy, Lynn Lomas

**Member Absent:** James Miller

**Others present in person:** Village Attorney Wayne Bruyn, Village Engineer Vincent Gaudiello, Village Building Inspector William Nowak, Design Review Board Chairperson Judith McDermott, Design Review Board Member Sally Booth, Deputy Village Clerk Denise Michalowski, Alan Trager, Debra & Steve Giuffre, Charles DiFalco, Paul DiLandro, William D’Agata, Robert Sullivan

**Others Present by ZOOM:** Kittric Motz

1. Mr. Farrell called the meeting to order and asked for a motion to approve the minutes of the August 16, 2024 meeting. Mr. Levy made the motion, Mr. Lomas seconded the motion, and the motion was unanimously carried. Mr. Farrell set the date of the next meeting to Friday, October 18, 2024, at 9:30 am. Mr. Farrell discussed the need to create deadlines for submissions to the Board. It was decided that submissions must be to the Board a minimum of two weeks before the meeting, in order to give everyone time to review the materials. Electronic copies must be submitted at least two weeks in advance, with paper copies to follow promptly thereafter. Mr. Farrell would like all submissions to the Board by October 1<sup>st</sup> for the October 18, 2024 meeting.

2. The first matter to be heard was the two change of tenant applications for **Quogue Properties, LLC at 58 Old Country Road SCTM# 902-2-1-8.1, and Sullivan Realty LLC at 132 Jessup Avenue SCTM# 902-8-1-7.1.**

Robert Sullivan was present at the meeting for the application. Mr. Sullivan explained that the two tenants: UBS Builders, LLC and D’Agata Design and Build Corp, will be swapping office space in the two buildings. Mr. Nowak explained that any time there is a change of tenant, it is considered a change of use per the Village Zoning Code. He further noted that a Building Permit application must be filed, and a Certificate of Compliance obtained for the tenant. Mr. Nowak added that the Fire Marshall will also need to do an inspection. There was discussion of how the Change of Tenant application to the Planning Board is actually a Site Plan Review according to the Village Code.

Mr. Farrell made a motion for a resolution to approve the 58 Old Country Road Change of Tenant application for UBS Builders Inc. and Mr. Lewis seconded the motion. The motion was unanimously carried. Mr. Farrell next made a motion for a resolution to approve the 132 Jessup Avenue Change of Tenant application for D’Agata Design & Build Corp. and Mr. Levy seconded he motion. The motion was unanimously carried.

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, SEPTEMBER 13, 2024

**3. The next matter on the agenda was the holdover application for Montauk Highway Quogue, LLC at 45 Montauk Highway SCTM# 902-3-4-72.**

Mr. Bruyn recused himself from this matter and left the meeting. Paul DiLandro was present at the meeting for the application. Mr. Gaudiello said that he has reviewed the recent submission and has issued a memo with his comments. Mr. Gaudiello discussed the issue of the transitional yard and the proposed clearing and landscape improvements at the rear yard. He next discussed the site lighting and said that a Light Distribution Plan needs to be submitted. Mr. DiLandro said a minimum of clear cutting is necessary to excavate the basement and also to accommodate the screening and fencing, but they are open to alternatives. Mr. Farrell discussed the issue of the surrounding residential properties not being adequately height screened with the proposed landscaping. The issues of the hours of operating for site lighting, and types of lighting were discussed next. Mr. Gaudiello said that the rear yard property corners should be staked. Mr. Farrell said that the Board members would like to walk the property, and Mr. DiLandro agreed to this.

This matter was adjourned to the next meeting for the applicant to submit more information.

**4. The next matter to be heard was the application of Trager/Trager/Rosenberg/Lattman – 2, 25& 27 Meadow Lane, Private Road SCTM# 902-7-1-7.13/902-11-1-2.4/902-11-1-5.1/902-7-1-9.**

Attorney Kittric Motz was present on the ZOOM call for the application. Mr. Farrell noted that Mr. Gaudiello has reviewed this application and submitted a memo with his comments. Ms. Motz said that they have an application in with both the NYSDEC and SC Health Department. Ms. Motz noted that according to the Title Company report, the only person who has rights to the right of way is Mr. Trager. Mr. Gaudiello said that this application can be deemed complete and that the Board can consider making a Negative Declaration.

Mr. Farrell made a motion to for a resolution to be drafted by Mr. Bruyn, to assume Lead Agency, and make a Negative Declaration as recommended by the Village Engineer. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell next made a motion to adopt a resolution to be drafted by Mr. Bruyn, conditionally approving the requested transfer. Mr. Levy seconded the motion, and the motion was unanimously carried.

**5. The next matter to be heard was the application for a lot line adjustment from 2 Seascape LLC & 4 Seascape LLC – 2 & 4 Seascape Lane SCTM# 902-7-1-7.5 & 7.**

Attorney Kittric Motz was present on the ZOOM call for the application. Mr. Farrell noted that this will have to be approved by the SCDH and referred to the NYSDEC, and Mr. Gaudiello has reviewed this application and issued a memo with his comments. Mr. Bruyn discussed the original easement documents and the possibility of creating a new amended instrument. Mr. Gaudiello noted that the Board would not take any position on the proposed dock, as that is a Town Trustee and DEC matter.

QUOGUE VILLAGE PLANNING BOARD  
MINUTES OF PUBLIC HEARING  
FRIDAY, SEPTEMBER 13, 2024

Mr. Farrell made a motion to adopt a resolution to be drafted by Mr. Bruyn, to assume Lead Agency and issue a Negative Declaration as recommended by the Village Engineer. Mr. Levy seconded the motion, and the motion was unanimously carried. Mr. Farrell next made a motion to adopt a resolution to be drafted by Mr. Bruyn, for conditional approval of the lot line modification. Mr. Lomas seconded the motion and the motion was unanimously carried.

**6. The next matter on the agenda was the change of tenant application of Klagar Industries LLC at 4 Old Country Road SCTM# 902-1-12.**

Mr. Farrell made a motion to adjourn the application to the next meeting at the request of the applicant. Mr. Lewis seconded the motion and the motion was unanimously carried.

**7. The next matter on the agenda was the holdover change of tenant application for Hampton Air Heating and Air Conditioning Inc. at 4 Old Depot Road SCTM# 902-1-1-10.2.**

Ms. Michalowski said an email has been received from the applicant saying that the as built survey has been completed, and they are waiting for a copy to submit to the Board, therefore they are requesting an adjournment to the next meeting. Mr. Farrell made a motion to adjourn the application to next meeting. Mr. Lomas seconded the motion, and the motion was unanimously carried.

**8. The next matter to be heard was the holdover site plan review of Quogue Hill, LLC – 6 Commercial Park Road SCTM# 902-2-1-52**

Mr. Farrell said that the applicant has requested an adjournment to the next meeting to submit additional information that has been requested. Mr. Farrell made a motion to adjourn this matter to the next meeting. Mr. Lewis seconded the motion, and the motion was unanimously carried.

**9. The last matter on the agenda was the public Hearing for Gregory and Sandra Celi Irrevocable Trust – 8 Industrial Drive SCTM# 902-1-1-21.7**

Mr. Farrell made a motion to adjourn this matter to the next meeting at the request of the applicant. Mr. Lomas seconded the motion and the motion was unanimously carried.

**As there was no more business, the meeting was adjourned.**

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Denise Michalowski  
Deputy Village Clerk

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Date